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December 10, 2004

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Agenda No. 10  
09/28/04

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

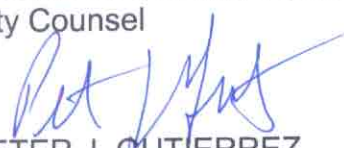
**Re: CONDITIONAL USE PERMIT NUMBER 02-311-(5)  
FIFTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

Your Board previously conducted a hearing regarding the above-referenced permit which proposes continued operation of an existing golf course, development of a Recreational Vehicle ("RV") park that would include 498 RV spaces, a general store, an RV storage area, a picnic area, an artificial pond, restroom/shower facilities, recreational facilities, and water wells to service the RV park. The proposal also requests authorization to sell alcoholic beverages (beer and wine) at the proposed general store, and a full line of alcoholic beverages at the existing café and clubhouse restaurant in the Bouquet Canyon Zoned District. At the conclusion of the hearing, you indicated an intent to approve the permit with revised conditions and instructed us to prepare the appropriate findings and conditions for approval. Enclosed are proposed findings and conditions for your consideration.

Very truly yours,

RAYMOND G. FORTNER, JR.  
County Counsel

By   
PETER J. GUTIERREZ  
Senior Deputy County Counsel  
Public Works Division

APPROVED AND RELEASED:

  
RAYMOND G. FORTNER, JR.  
County Counsel

PJG:di  
Enclosures



**FINDINGS OF THE BOARD OF SUPERVISORS  
AND ORDER  
CONDITIONAL USE PERMIT NUMBER 02-311-(5)**

1. The Board of Supervisors of the County of Los Angeles ("Board") conducted a duly noticed public hearing on this proposed Conditional Use Permit No. 02-311-(5) on September 28, 2004. The Regional Planning Commission ("Commission") previously conducted a duly noticed public hearing on February 4, 2004.
2. The applicant is requesting the continued operation of an existing golf course with recreational amenities and the development of a Recreational Vehicle ("RV") park that would include 498 RV spaces, a general store, an RV storage area, a picnic area, an artificial pond, restroom/shower facilities, recreational facilities, and water wells to service the RV park. The proposal also requests authorization to sell alcoholic beverages (beer and wine) at the proposed general store, and a full line of alcoholic beverages at the existing café and clubhouse restaurant.
3. The 409.7-acre, irregularly-shaped site is located at 42505 Ranch Club Road, southerly of Elizabeth Lake Road, at the terminus of Ranch Club Road, in the Bouquet Canyon Zoned District.
4. The site is zoned R-R (Resort and Recreation), R-1-7,500 (Single-Family Residence), R-R-7,500 (Resort and Recreation), A-1-1 (Light Agricultural), and A-2-1 (Heavy Agricultural).
5. The proposed RV park is located within the southerly portion of the subject site, which is zoned A-2-1 and R-R-7,500. The existing golf course is located within the northerly portion of the subject site, which is zoned A-1-1, R-1-7,500, and R-R.
6. Pursuant to Sections 22.24.100, 22.24.150, and 22.40.220 of the Los Angeles County Code ("County Code"), a recreational trailer park and a golf course are permitted in the A-1, A-2, R-1, and R-R (Resort Recreation) zones, provided a conditional use permit has been obtained, and subject to Part 6 of Chapter 22.52 and Part 1 of Chapter 22.56 of the County Code. The proposed RV park is a recreational trailer park as defined by Section 22.08.180 of the County Code.
7. The surrounding properties are zoned as follows:  
  
North:       A-1-1 (Light Agricultural – one acre required area) and R-1-7,500  
  
East:        A-1-1, R-1-7,500, and C-3 (Unlimited Commercial)  
  
South:       Angeles National Forest



West: R-1-7,500, C-1 (Restricted Business), A-2-1 (Heavy Agricultural – one-acre required area), and Angeles National Forest

8. The subject property is currently developed with an 18-hole golf course with appurtenant clubhouse, pro shop, restaurant, swimming pool with pool house, offices, maintenance sheds, ball field, café, four water wells owned by the permittee, and one water well with three water tanks owned by the Elizabeth Lake Mutual Water Company. The restaurant and café currently serve a full line of alcoholic beverages for on-site consumption. The project proposes improvement of the existing facilities.
9. Surrounding land uses consist of the following:
  - North: Vacant properties and single-family residences.
  - East: Vacant properties and single-family residences.
  - South: Vacant properties.
  - West: Vacant properties (Lake Elizabeth) and single-family residences.
10. The subject property is depicted within the Non-Urban 2 (N-2) designation on the Antelope Valley Areawide General Plan Land Use Map. This designation permits a maximum residential density of one dwelling unit per acre. Subject to compliance with the General Conditions for Development specified by the Antelope Valley Areawide General Plan, non-residential uses that are permitted in the Non-Urban 2 designation include private, commercial recreational uses, and specialized activities such as nature study centers, scientific research and educational camps, lodges and retreats, and visitor accommodations when designed in a manner compatible with and sensitive to surrounding scenic and natural resources.
11. The project is consistent with the Non-Urban 2 designation of the Antelope Valley Areawide General Plan. The project is a commercial recreational land use which will operate in conjunction with an existing public golf course in the community of Lake Elizabeth. The proposed use will not conflict with established community land use and circulation patterns. The subject site is located within an established community and the necessary public services and infrastructure are readily available. Elizabeth Lake Road is an improved designated County major highway. The subject site is located in proximity to developed properties, would not create a demand for public investment in urban services and facilities, and would not cause significant adverse environmental impacts. RVs are permitted on-site on a temporary basis and are not construed as permanent residences.



12. The site plan submitted by the applicant depicts 498 RV spaces with a 12,000-square foot maintenance area, an RV storage area, a 2,000-square foot boathouse, a 2,000-square foot general store, a 4,000-square foot community room, four 1,000-square foot restroom and shower facilities, and an additional swimming pool with a 2,500-square foot pool house. The proposed RV park also includes a boating lake with a trout pond and additional areas for various recreational activities (i.e., volleyball, basketball, horseshoes, lawn bowling, badminton, and a children's play area). The proposed RV park will encompass 41.5 acres of the site. The site plan also depicts existing facilities on the subject site, including an 18-hole golf course with an appurtenant 4,500 square feet clubhouse and pro shop, 2,000 square feet of office space, and a swimming pool with a 2,500-square foot pool house.
13. The proposed uses comply with all applicable development standards of the R-R, R-1-7,500, A-1-1, and A-2-1 zones, and are subject to the requirements of Section 22.52.530 of the County Code, as follows:
  - a. Area: The recreational trailer park shall have, as a condition of use, an area of not less than five acres. The proposed RV park is on approximately 41.5 acres (excluding recreational facilities and other accessory uses) of the 409.7-acre subject property and complies with this area requirement.
  - b. Density: The density of the recreational trailer park shall not exceed 30 lots per acre. The proposed 498 RV spaces on approximately 41.5 acres of the subject property corresponds to a density of 12 lots per acre which complies with this density requirement.
  - c. Minimum Lot Size: No recreational vehicle lot shall have an average area of less than 1,000 square feet. The minimum lot size for RV park spaces is proposed at dimensions of 25 feet by 60 feet or 1,500 square feet, which complies with this minimum lot size requirement.
  - d. Signs: Signs are permitted in Part 10 of Chapter 22.52 provided, however, that in lieu of the business signs provided in such Part 10, one freestanding or roof business sign not exceeding 20 square feet in sign area or 40 square feet in total sign area shall be permitted at a location approved by the Board. Two signs are proposed: one at the Golf/RV park entrance and another sign at the RV check entry area. Total signage of less than 40 square feet is proposed which complies with the sign requirement.



- e. **Duration of Occupancy:** Occupancy by any one occupant and party shall be limited to 90 consecutive days within any six-month period. The project proposes that the duration of stay by any one occupant or party be limited to no more than 14 consecutive days during the peak season and no more than 21 days during the off-season (November to February). Each occupancy period shall be separated by a seven-day intermission. This complies with the duration of occupancy requirement.
- f. **Prohibitions.**
- i. No permanent residency shall be permitted within the recreational trailer park except for a caretaker, manager, or employees responsible for maintaining and/or operating the property, as permitted by the zone and authorized by the Board as part of the conditional use permit approval.
- An on-site caretaker/manager will be employed as part of this conditional use permit approval. The caretaker/manager will be housed in an RV or similar mobile housing.
- ii. A recreational trailer park shall have no dwelling units except that of a caretaker, manager, or employees responsible for maintaining and/or operating the property, as permitted by the zone and authorized by the Board as a part of the conditional use permit approval.
- The applicant is not proposing any dwelling unit with the exception of the caretaker's unit. A mobilehome may be used for this purpose.
- iii. Facilities within the recreational trailer park shall be used only by the occupants of the park except where otherwise authorized by the Board as part of the conditional use permit approval. The applicant is proposing that the RV park be used only by the owners/operators and occupants of the RV park.
- According to the applicant, the RV park will be available only to members of an RV club or affiliated nationwide clubs. The recreational facilities within the RV park are also available through day-use type of membership programs.
- iv. RV lots shall not be used for any commercial activity by the occupants. This restriction is incorporated into the conditions of approval.



- v. There shall be no principal commercial uses within the recreational trailer park except as permitted by the zone and authorized by the Board as part of the conditional use permit approval. This provision does not prohibit accessory uses where authorized by the Board as part of said conditional use permit approval, including, but not limited to: areas for the storage of unoccupied recreational vehicles.

As part of this conditional use permit, the applicant is requesting additional accessory uses including RV storage, a proposed general store, boathouse, restroom and shower facilities and existing and proposed recreational amenities (i.e., pool house and pool, tennis courts, basketball courts, badminton, horseshoes, volleyball, lawn bowling, kid's play area, boating lake and trout pond). Such accessory uses may be approved by the Board.

- g. Other Regulations. Approval of a conditional use permit for a recreational trailer park shall not relieve the applicant and his successors in interest from complying with all other applicable statutes, ordinances, rules, and regulations. The applicant will be required to comply with all applicable statutes, ordinances, rules, and regulations as conditions of approval of this grant.
- 14. Pursuant to Section 22.52.1220 of the County Code, the applicant shall provide one standard automobile parking space for every three RV spaces provided to accommodate visitors or a second vehicle owned by the park guest. The 498-space RV park will require 166 spaces which is adequate to prevent parking congestion and excessive on-street parking.
  - 15. Pursuant to County Code Section 22.56.195, an application for the sale of alcoholic beverages is evaluated based upon the following criteria: the concentration of establishments selling alcoholic beverages within 500 feet of the subject property; the number of sensitive uses within 600 feet of the subject property; whether the property is sufficiently buffered; and whether the use will pose adverse impacts to the welfare or condition of the surrounding community.
  - 16. The subject site is not located in a high crime area or an area that contains an undue concentration of alcohol licenses. During review of the project, the Los Angeles County Sheriff's Department did not express opposition to the request to sell alcoholic beverages for off-site consumption in the RV park with concurrent on-site consumption at the golf course.



17. During review of the project, the local office of the Alcoholic Beverage Commission confirmed that the subject site is not located within an area where there is an over-concentration of alcoholic beverage licenses and a higher than average crime rate as defined in Rule 61.3, Chapter I, Title 4, of the California Administrative Code.
18. The Lake Elizabeth golf course is located within 600 feet of the subject property; however, the golf course is associated with the proposed RV park. The site is sufficiently buffered from the surrounding residential area by hillsides. The nearest residences are located more than 1,000 feet from the proposed general store and the existing clubhouse and snack shop. There are no places used exclusively for religious worship, school, playground, or any similar use within a 600-foot radius of the subject property. The applicant will also employ caretakers and provide on-site security.
19. An Initial Study was prepared for this project and circulated for public review in compliance with the California Environmental Quality Act ("CEQA") (California Public Resources Code section 21000 et seq.), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified potentially significant effects of the project including drainage and grading, fire, noise, water quality, archaeology, biota, traffic, and utilities. Prior to the release of the proposed Mitigated Negative Declaration and Initial Study for public review, the applicant made or agreed to revisions in the project which would avoid or mitigate the effects to a point where clearly no significant effects would occur. There is no substantial evidence, in light of the whole record before the Board, that the project as revised may have a significant effect on the environment. Based on the Initial Study and project revisions, the Department of Regional Planning prepared a Mitigated Negative Declaration for this project.
20. An archaeological and historical survey of the project site was conducted in May of 2003, and a prior archaeological report was prepared for the project site in 1988. The reports concluded that no cultural resources, either prehistoric or historical, are known to exist on the subject property. In order to protect any potentially important cultural resources, the permittee will be required, as a condition of approval of this grant, to cease all work should any potential cultural resources be encountered in the course of construction until a qualified archaeologist is consulted to identify and evaluate the importance of the find, conduct any appropriate assessment, and implement any necessary mitigation measures recommended by the archaeologist and approved by the Department of Regional Planning.
21. Three on-site private wells are available to provide water for the project and a fourth well located near the proposed RV park may also be used in the future to supply water to the RV park.



22. The project site is within the service area of the Lake Elizabeth Mutual Water Company. The water company has submitted a letter to the applicant indicating that it is prepared to provide water service to the RV park. The project conditions of approval require the applicant to demonstrate to the satisfaction of the County Department of Health Services that adequate water and sewage facilities are provided for the project.
23. During the environmental review process, the County identified many issues that may have a potential impact, including water supply and water quality. Various agencies with jurisdiction over water supply were consulted and their comments were incorporated into the mitigation measures to render any potential impact to a less than significant level.
24. The applicant hired a consultant to prepare a traffic study, which study concluded that the project will not result in adverse traffic impacts; all the studied intersections will remain at either a Level of Service of "A" or "B"; and that Ranch Club Road will accommodate all of the traffic volume generated by the project with a Level of Service of "A." The County Department of Public Works reviewed the traffic study and agreed with the study's conclusions.
25. The Department of Public Works is requiring the project to construct street improvements to help ensure adequate traffic circulation. These include the modification of Elizabeth Lake Road at Ranch Club Road to provide safe turning movements onto and from Ranch Club Road, and detailed striping plans for the intersection of Elizabeth Lake Road and Ranch Club Road. In addition, the project conditions of approval require the applicant to construct four-way stop signs at the intersection of Ranch Club Road and Sandrock Drive.
26. There shall be no large-scale special events at the golf course to ensure that such events do not cause circulation problems for the existing community.
27. To ensure that the golf course and proposed RV park continue to benefit the existing community, the project conditions of approval require the applicant to continue providing its existing meeting and banquet facilities to non-profit community groups on a pro-bono basis, subject to scheduling conflicts.
28. The Fire Department was consulted during the environmental review process, and its comments were incorporated into the mitigation measures to render any potential fire or life safety impact to a less than significant level. The Fire Department determined that emergency access for the project is satisfactory, and that the project can be adequately served without impact to existing services.
29. The project conditions of approval require the applicant to improve the ability to evacuate the area by extending Kiptree Road for emergency access, which will provide a second means of access to the project site for emergency vehicles.



30. The Department of Health Services was consulted during the environmental review process and concluded that the project will not have a significant noise impact. The project must comply with the County Noise Ordinance during construction and project operations and must also comply with all conditions imposed on the project by the Health Department.
31. During the environmental review process, the County identified biological resource issues. Agencies with jurisdiction over biological resources were consulted and their comments were incorporated into the mitigation measures to render any potential impact to a less than significant level.
32. Envicom conducted an in-depth, on-site biological study during the fall of 2002 and spring of 2003. Both studies were within the County parameters and were thoroughly reviewed by the County biologist.
33. The project must comply with all mitigation measures relating to the protection of biological resources, including: (1) a requirement that the project submit a restoration plan for the establishment of 2.04 acres of alluvial scrub vegetation; (2) a requirement that a breeding bird survey be conducted prior to any construction activities occurring within the breeding season; (3) a requirement that the applicant submit annual reports to the California Department of Fish and Game and the Department of Regional Planning to ensure that nuisance species do not threaten native species; and (4) a requirement that a biological monitor be present during construction activities. The project is also required to obtain appropriate permits from agencies with jurisdiction over biological resources.
34. Changes in the proposed project or conditions of approval are deemed necessary in order to ensure that the proposed project will not have a significant effect on the environment, and such conditions or changes have been included in the Mitigation Monitoring Program prepared for the project. The Mitigation Monitoring Program is contained in the Mitigated Negative Declaration and identifies in detail the manner in which compliance with the measures adopted to mitigate or avoid potential adverse impacts to the environment is ensured. The Board finds that the Mitigation Monitoring Program is adequately designed to ensure compliance with the mitigation measures during project implementation.
35. The project must comply with the National Pollutant Discharge Elimination System requirements of the California Regional Water Quality Control Board and all requirements of the Los Angeles County Department of Public Works and the Los Angeles County Department of Health Services relating to water quality.
36. The applicant met several times with the Lakes Town Council and representatives of the Lakes Community Center to discuss the project. These community groups submitted letters of support for the project. Letters expressing support of the development were received from a local business owner and local residents.



During the public hearings before both the Commission and the Board, the President of the Lakes Town Council testified in support of the project and approximately 30 people appeared in support of the project. Approximately 157 people signed a petition in support of the project.

37. Comments were received from the Castaic Area Town Council, the Leona Valley Town Council, and local residents. A petition signed by persons opposing the development was also received. The opposition expressed concerns regarding the project's impacts to local roads, water supply, water quality, air quality, property values, emergency access, community use of the facilities, special events, and security.
38. The proposed RV park is consistent with the existing use of the golf course.
39. The RV park is consistent with the Antelope Valley Area General Plan and all applicable zoning requirements.
40. The proposed project provides a needed recreational opportunity in the Antelope Valley.
41. Conditions of approval will ensure that potential impacts of the project are adequately addressed.
42. The Board finds that the project is not *de minimus* in its effect on fish and wildlife resources. Therefore, the project is not exempt from the payment of California Department of Fish and Game fees pursuant to section 711.4 of the California Fish and Game Code.
43. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits I Section, Los Angeles County Department of Regional Planning.
44. The Board has reviewed and considered the information contained in the Initial Study and Mitigated Negative Declaration. The Board finds that the Mitigated Declaration has been prepared in compliance with CEQA, and the State and County CEQA Guidelines, and the documents reflect the independent judgment and analysis of the Board and determines that as a result of revisions to the project and the imposition of the mitigation measures, there is no substantial evidence, in light of the whole record before the Board, that the project, as revised, may have a significant effect on the environment.



**BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDES:**

- A. That the proposed use with the attached conditions and restrictions will be consistent with the adopted general plan for the area;
- B. That with the attached conditions and restrictions, the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, and general welfare;
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in Title 22 of the Los Angeles County Code, or as is otherwise required in order to integrate said uses with the uses in the surrounding area;
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such uses would generate, and by other public or private facilities as are required;
- E. That the requested uses at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.
- F. That the requested uses at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area;
- G. That the requested uses at the proposed location will not result in an undue concentration of similar premises, or that the public convenience or necessity for the proposed facility selling alcoholic beverages for off-site consumption outweighs the fact that it is located within 500 feet of any other facility selling alcoholic beverages for either on-site or off-site consumption, in which case the shelf space devoted to alcoholic beverages shall be limited to not more than five percent of the total shelf space in the establishment.
- H. That the requested uses at the proposed location will not adversely affect the economic welfare of the surrounding community; and
- I. That the exterior appearance of the structures will not be inconsistent with the appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within said neighborhood.



**THEREFORE, THE BOARD OF SUPERVISORS:**

1. Certifies that it has reviewed and considered the information contained in the Mitigated Negative Declaration together with any comments received during the public review process; certifies that the Mitigated Negative Declaration has been completed in compliance with CEQA, the State CEQA Guidelines, and County CEQA Guidelines and reflects the independent judgment and analysis of the Board; and determines on the basis of the whole record before the Board that there is no substantial evidence the project will have a significant effect on the environment;
2. Approves and adopts the Mitigation Monitoring Program for the proposed project, and pursuant to section 21081.6 of the Public Resources Code, finds that the Mitigation Monitoring Program is adequately designed to ensure compliance with the mitigation measures during project implementation; and
3. Approves Conditional Use Permit Case No. 02-311-(5) subject to the attached conditions.



**CONDITIONAL USE PERMIT NUMBER 02-311-(5)**  
**CONDITIONS OF APPROVAL**

1. This grant authorizes the use of the subject property for the establishment, operation, and maintenance of a 498-space Recreational Vehicle ("RV") park and associated accessory uses, including a caretaker's unit, the continued operation of an existing 18-hole golf course with appurtenant facilities, the sale of alcoholic beverages (beer and wine) for off-site consumption in the general store, and for on-site consumption at the café and restaurant as depicted on the approved Exhibit "A," subject to all of the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning ("Department") their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required monies have been paid pursuant to Condition Nos. 10, 11, and 12.
4. The permittee shall defend, indemnify, and hold harmless the County of Los Angeles ("County"), its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding, and the County shall reasonably cooperate in the defense.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall, within ten days of the filing, pay the Department an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including, but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
  - a. If during the litigation process actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and



- b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Section 2.170.010 of the Los Angeles County Code ("County Code").

6. This grant shall expire unless used within two years following the date of approval. A one-year time extension may be requested in writing accompanied with payment of the applicable fee six months before the expiration date.
7. If any material provision of this permit is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
8. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee, as applicable, of the subject property.
9. This grant shall terminate on December 15, 2034. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, a new conditional use permit application shall be filed with the Department at least six months prior to the termination date of this grant, whether or not any modification of the use is requested at that time.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the County the sum of \$5,250. These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval, including adherence to development in accordance with the site plan on file. The fund provides for two inspections per year for the first five years of the life of this grant and annual inspections for the remaining 25 years of the life of this grant, for a total of 35 inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible for and shall reimburse the Department for all additional inspections



and for any enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment (currently \$150 per inspection).

11. Within five days of the approval date of this grant, the permittee shall remit processing fees (currently \$1,275) payable to the County in connection with the filing and posting of a Notice of Determination in compliance with section 21152 of the California Public Resources Code and to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game pursuant to section 711.4 of the California Fish and Game Code.
12. Within 30 days of the approval date of this grant, the permittee shall deposit the sum of \$3,000 with the Department to defray the cost of reviewing the required mitigation monitoring reports and verifying compliance with the Mitigation Monitoring Program.
13. The conditions and/or changes in the project set forth in the Mitigated Negative Declaration, which are necessary in order to assure that the proposed project will not have a significant effect on the environment, are incorporated herein by this reference and made conditions of approval of this grant. The permittee shall comply with all such conditions and/or changes in accordance with the Mitigation Monitoring Program. As a means of ensuring the effectiveness of such conditions and/or changes to the project, the permittee shall submit mitigation monitoring reports to the Department for review and approval as frequently as may be required by the Director of the Department of Regional Planning ("Director"). The reports shall describe the status of the permittee's compliance with the required project conditions and/or changes.
14. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.
15. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided to the satisfaction of and within the time periods established by said bureau.
16. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.



17. The subject property shall be developed and maintained in compliance with the requirements of the Los Angeles County Department of Health Services. Adequate water and sewage facilities shall be provided to the satisfaction of said department. The permittee shall also demonstrate to the satisfaction of said department that adequate water facilities exist for the project, including water facilities provided by the Elizabeth Lake Mutual Water Company and by private wells prior to the occupancy of the RV park.
18. All structures shall comply with the requirements of the Division of Building and Safety of the Department of Public Works.
19. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such marking shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
20. Within 60 days of the approval date of this grant, the permittee shall submit to the Director for review and approval three copies of revised plans, similar to Exhibit "A" as presented at the public hearing, that depict the required project changes including the required 166 parking spaces (161 standard and five handicapped). The property shall be developed and maintained in substantial conformance with the approved Exhibit "A." In the event that subsequent revised plans are submitted, the permittee shall submit three copies of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner.
21. Within 60 days of the approval date, the permittee shall submit to the Director for review and approval three copies of a landscape plan, which may be incorporated into Exhibit "A," described above in Condition No. 20. The landscape plan shall show the size, type, and location of all plants, trees, and watering facilities. The permittee shall maintain all landscaping in a neat, clean, and healthy condition, including proper pruning, weeding, litter removal, fertilizing, and replacement of plants when necessary. Watering facilities shall consist of a permanent water-efficient irrigation system, such as "bubblers" or drip irrigation, for irrigation of all landscaped areas except where there is turf or other ground cover.
22. Within 60 days of approval of this grant, the permittee shall submit to the Director for review and approval three copies of a signage program, which may be incorporated into Exhibit "A," described above, developed in conformance with the requirements of Part 11 of Section 22.52 of the County Code.



23. All material graded shall be sufficiently watered to prevent excessive amounts of dust during the construction phase. Watering shall occur at least twice daily with complete coverage, preferably in the late morning and after work is done for the day. All clearing, grading, earth moving or excavation activities shall cease during periods of high winds (i.e., greater than 20 mph averaged over one hour) to prevent excessive amounts of dust. Any materials transported off site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust.
24. Project construction activity, including engine warm-up, shall be limited to those hours between 7:00 a.m. and 6:00 p.m. Monday through Friday, and 8:00 a.m. and 5:00 p.m. Saturday. All stationary construction noise sources shall be sheltered or enclosed to minimize adverse effects on nearby offices and residences. Generators and pneumatic compressors shall be noise protected in a manner that will minimize noise inconvenience to adjacent residences. Parking of construction worker vehicles shall be on-site and restricted to areas buffered from residences located to the north and east of the subject property.
25. The applicant shall cease all work should any potentially important cultural resources be encountered in the course of grading or construction until a qualified archaeologist is consulted to identify and evaluate the importance of the find, conduct any appropriate assessment, and implement mitigation measures, if necessary. The applicant shall agree to comply with mitigation measures recommended by the archaeologist and approved by the Department.
26. The required parking spaces shall be continuously available for vehicular parking only and shall not be used for storage, automobile or truck repair, or any other unauthorized uses.
27. Outside storage of materials, including inoperable vehicles, is prohibited on the property. Storage of unoccupied operable RVs within designated areas within the subject property may be permitted as an appurtenant use of the RV park subject to the approval of the Director. The designated storage area shall be appropriately enclosed with a fence not less than six feet in height.
28. The permittee shall comply with all conditions set forth in the attached County of Los Angeles Department of Public Works letter dated January 29, 2004, except as otherwise required by said department.
29. The applicant shall construct four-way stop signs at the intersection of Ranch Club Road and Sandrock Drive, to the satisfaction of the Department of Public Works.
30. The permittee shall comply with all conditions set forth in the attached County of Los Angeles Fire Department letter dated July 18, 2003, except as otherwise required by said department.



31. The permittee shall comply with all conditions set forth in the attached County of Los Angeles Department Health Services letter dated September 30, 2003, except as otherwise required by said department.
32. The permittee shall maintain a current contact name, address, and phone number with the Los Angeles County Sheriff and the Department at all times. Said contact name shall also be distributed to residences within a 1,000-foot radius of the site and shall be posted on a sign by the caretaker's trailer or unit.
33. The permittee has provided residents of the Elizabeth Lake and Lake Hughes communities with a limited membership to the RV park at no upfront cost (with annual dues to be paid to cover the proportionate maintenance cost of the recreational amenities), which will allow local residents with day-use memberships access to the recreational amenities of the RV park. The day-use membership will not grant its holder access to the general store if the day-use member is not also utilizing one of the park's recreational amenities at the same time.
34. The establishment of the RV park with an accessory general store and appurtenant facilities shall be further subject to all of the following restrictions:
  - a. The permittee shall maintain the subject property in a neat and orderly fashion, free of litter and debris;
  - b. The RV park shall have an area of not less than 41.5 acres;
  - c. No RV lot shall have an average area of less than 1,000 square feet;
  - d. The duration of stay by any one occupant or party shall be limited to no more than four occupancy periods of 14 consecutive days during the peak season (from March to October). During the months of November through February, the duration of stay shall not be more than four occupancy periods of 21 consecutive days. Each occupancy period shall have an intermission period of not less than seven days, and the occupant or party, including any associated motor vehicle(s), must vacate the subject property during the intermission period;
  - e. The permittee shall employ a licensed security patrol service, charged with the responsibility to prevent violations of law, to enforce compliance with the conditions of this grant, and to notify the Los Angeles County Sheriff of any violations of law observed on or in the vicinity of the subject premises. Security guards required by this condition shall be uniformed in a manner so as to be readily identifiable as a security guard as required by applicable provisions of state or local law;



- f. The permittee shall construct road improvements over the portion of Kiptree Drive between Beaverbrook Drive and Dogwood Road prior to the completion of Phase I or the 149th space of the RV park to the satisfaction of the Department of Public Works and the Department. The extension of Kiptree Drive may be gated to the satisfaction of the Fire Department;
- g. Prior to the commencement of grading or construction activities for Phase II or the 150th space of the RV park, the permittee shall submit appropriate documentation for the record of this conditional use permit to ensure conformance with the conditions of approval and mitigation measures set forth in the approved Mitigated Negative Declaration to the satisfaction of the Director;
- h. The RV park shall be subject to a review by the Director for permit compliance and for compatibility with the surrounding area after completion of the first phase of construction, and again ten years following the effective date of this grant. If compliance or compatibility issues are identified, the Director may recommend to the Commission that it initiate proceedings to modify or revoke the RV park conditional use permit, as prescribed in Condition No. 14;
- i. No permanent residence shall be permitted within the RV park except for caretakers, managers, or employees responsible for maintaining and/or operating the property;
- j. Facilities within the RV park shall be used only by the occupants of the Park and holders of day-use memberships as described in Condition No. 33;
- k. RV lots shall not be used for any commercial activity by the occupants;
- l. There shall be no principal commercial uses within the RV park with the exception of the general store. This provision does not prohibit accessory uses where authorized as part of this conditional use permit approval, including, but not limited to, areas for the storage of unoccupied RVs;
- m. The permittee shall provide one standard automobile parking space for every three RV spaces provided to accommodate visitors or a second vehicle owned by the park guest. Where the cars are allowed to park on one-side of the interior roadways, the minimum width of the interior roadway is 34 feet; when parking is allowed on both sides of the interior roadways, the minimum width of the interior roadway is 36 feet. The parking shall be noted on Exhibit "A";



- n. A minimum of 166 on-site parking spaces shall be provided and continuously maintained, including five spaces reserved for persons with disabilities, one of which shall be van-accessible;
  - o. The height of the buildings shall not exceed 26 feet above finished grade;
  - p. The permittee shall be required to inform users of the RV park that parking of RVs and any other vehicle is prohibited in the nearby residential areas;
  - q. No structure or RV space shall be constructed nor shall any RV be stored within 200 feet of Angeles National Forest land. Areas within the 200-foot buffer zone shall remain undeveloped except for grading and drainage activities or improvements that are necessary to accommodate the development;
  - r. The permittee shall include directions to the project site from Elizabeth Lake Road via SR-14 in all marketing material. The permittee shall expressly discourage access to the project site via San Francisquito Road;
  - s. The permittee shall comply with the Mitigation Monitoring Program as approved by the Department; and
  - t. The permittee shall maintain a current contact name, address, and phone number on file with the Department at all times.
35. This grant allows the development and the operation of an 18-hole golf course on the subject property to the following conditions:
- a. Three copies of a signage plan, depicting the location, size, and type of all signs, shall be submitted to and approved by the Director within 60 days of the approval date of this grant;
  - b. Golf course facility trash areas shall be screened, secured, and utilize covered receptacles. Public areas with loose trash shall be monitored and debris shall be cleaned and maintained daily;
  - c. All golf course buildings, structures, paved parking, walkways, and steps shall be maintained in good repair. Walkways and steps shall be free of cracks and heaves large enough to create a safety hazard. Buildings and structures shall be free of holes and breaks in the covering material;
  - d. Walkways and parking areas shall be well lighted from dusk until 30 minutes after the close of business for the day. Security lighting equipped with motion sensors is permitted from dusk till dawn. Security lighting shall be limited to the minimum necessary to illuminate key access routes to the clubhouse and parking lot areas. Security lighting shall be



shielded so as to not spill outside the immediate area or into adjacent on-site residential areas. A copy of a security lighting plan shall be submitted to the Director for approval within 60 days of the approval date of this grant;

- e. There shall be no self-illuminating advertising signage or any other type of advertisements located in the parking lot, clubhouse, or on any of the walls or fences enclosing the subject property;
- f. Night lighting of the golf course is prohibited;
- g. Within 60 days following the approval date of this grant, a Golf Course Management Plan shall be prepared that includes an irrigation plan, water usage plan, and chemical management plan;
- h. The golf course irrigation plan and equipment shall reflect the most current water conservation technology, including but not limited to: automatic controllers with weather station technology and multiple daily run-time; head-to-head sprinkler layout to increase distribution uniformity; matched precipitation rate nozzles to increase distribution uniformity; low flow and low precipitation rate nozzles to decrease the probability of surface runoff; separate irrigation stations according to sun exposures; and tops and bottoms of slopes be valved separately;
- i. Golf course irrigation requirements shall be met primarily by non-domestic or reclaimed water sources. The permittee shall provide evidence to the Director that appropriate non-domestic water systems are in place prior to occupancy of the RV park;
- j. The proposed reclaimed water system shall be constructed and maintained in compliance with all applicable health and safety regulations that address the water quality requirements of reclaimed water used for landscape irrigation;
- k. For the golf course, recycle all appropriate yard wastes through any or all of the following techniques: chipping, worm bins (vermicomposting system) to process yard wastes into a useful soil amendment, hot, slow, or closed-air composting, mulching, and/or grass recycling (re-use of grass clippings as mulch, in compost mixers, etc.);
- l. The local sponsoring organization for a golf tournament/event shall be responsible for coordinating on-site recycling of glass, metals, paper, plastic, and cardboard during tournament events. The local sponsoring organization shall be responsible for providing on-site, labeled recycling bins and coordinating pick-up of the recyclables after each tournament event;



- m. There shall be no large-scale events at the golf course;
  - n. The golf course hours of operation shall be from 6:00 a.m. to dusk, seven days a week; and
  - o. Subject to conflict with any scheduled events, the existing meeting and banquet rooms at the golf course shall be made available to local non-profit organizations on a pro-bono basis.
36. This grant also allows for the sale of alcoholic beverages (beer and wine only) on the premises of the café located near the ball field and the golf course clubhouse restaurant as depicted on Exhibit "A" for on-site consumption and at the RV park general store for off-site consumption only, subject to the following conditions:
- a. The sale of alcoholic beverages at the clubhouse restaurant shall be permitted between the hours of 6:00 a.m. to 11:00 p.m. Sunday through Thursday, and 6:00 a.m. to midnight Friday and Saturday, and/or subject to the limitations of the State Alcoholic Beverage Control License ("State ABC License");
  - b. The sale of alcoholic beverages at the café shall be permitted between the hours of 6:00 a.m. to 11:00 p.m. Sunday through Thursday, and 10:00 a.m. to midnight Friday and Saturday, and/or subject to the limitations of the State ABC License;
  - c. The sale of alcoholic beverages at the general store shall be permitted between the hours of 9:00 a.m. to 10:00 p.m. Sunday through Thursday, and 10:00 a.m. to 11:00 p.m. Friday and Saturday, and/or subject to the limitations of the State ABC License;
  - d. During little league games at the ball field depicted on Exhibit "A," the sale of alcoholic beverages at the café shall be permitted to patrons for food services and users of the golf course only. Alcoholic beverages shall not be sold to attendees of the games;
  - e. The allowable hours for the sale of alcohol is subject to the limitations of the State ABC License, but in no case shall alcoholic beverages be sold unless the restaurant, café, golf course and general store are open for business or the golf course is holding a special event or golf tournament;
  - f. The sale of alcohol for off-site consumption is only permitted at the RV park general store; and
  - g. The permittee shall not advertise the sale of beer or wine on the exterior walls or windows of the restaurant.





COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS

"Enriching Lives"

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1321  
Telephone: (626) 458-5100  
www.ladpw.org

JAMES A. NOYES, Director

January 29, 2004

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE  
REFER TO FILE: LD-4

TO: Russell Fricano  
Zoning Permits Section I  
Department of Regional Planning

Attention Sam Dea

FROM: Barry S. Witler *Barry S. Witler*  
Transportation Planning and Subdivision Review Section  
Land Development Division

CONDITIONAL USE PERMIT NO. 02-311

We have again reviewed the subject case in the Lake Hughes area in the vicinity of Ranch Club Road (42505 Ranch Club Road) and Elizabeth Lake Road. This case is for the construction of a recreational vehicle resort in conjunction with current ranch and golf course. The following recommended conditions supersede our previously recommended conditions dated January 21, 2004.

If this permit is approved, we recommend the following revised conditions:

1. Submit a revised site plan showing the access roads from Ranch Club Road to the proposed development area. Portions of the property do not have frontage on Ranch Club Road. If needed, provide proof of off-site vehicular access rights from the proposed access roads to Ranch Club Road to the satisfaction of the Department of Regional Planning. Also, indicate the number of recreational vehicles that will be accommodated in the proposed development area in the revised site plan.
2. Dedicate the right to restrict vehicular access on Elizabeth Lake Road.
3. Construct missing curb, gutter, base, and pavement on both sides of Kiptree Drive between Beaverbrook Drive and Dogwood Road to the satisfaction of Public Works. Off-site improvements on Kiptree Drive in the vicinity of Beaverbrook Drive and Dogwood Road are required.
4. Comply with the traffic mitigation measures as identified in the attached memorandum from our Traffic and Lighting Division dated May 15, 2003, to the satisfaction of Public Works.

HW:ca  
P:\LD\PUB\TRANS\CUPS\CUP02-311REV2 RECREATIONAL VEHICLES RESORT.DOC

Attach.

cc: Traffic and Lighting (Chon)



May 15, 2003

TO: Rod Kubomoto  
Watershed Management Division

FROM: Bill Winter  
Traffic and Lighting Division

**LAKE ELIZABETH GOLF AND RANCH RESORT  
CONDITIONAL USE PERMIT 02311  
NOTICE OF CONSULTATION/INITIAL STUDY  
ELIZABETH LAKE AREA**

**PROJECT LOCATION:** The proposed project located south of the intersection of Ranch Club Road at Elizabeth Lake Road in the unincorporated area of Elizabeth Lake.

**PROJECT DESCRIPTION:** The proposed project is for the application of a Conditional Use Permit to allow the continued operation of the existing 18-hole golf course and the development of a 498 space recreational vehicle resort.

As requested, we have reviewed the above-mentioned document and have the following comments noted by the checked box.

- ☐ We do not believe the project will have any significant impact to County and County/City roadways in the area. No further information is required.
- ☐ We believe that the project may have a temporary transportation circulation impact on nearby County/City roadways and intersections during the construction period. We recommend that construction related traffic, especially construction equipment, pick-up and dump trucks, and other material delivery trucks be limited on adjacent streets during weekday peak hours.
- ☐ Detour plans shall be submitted to Public Works for review.



☐ We believe that the proposed project has the potential to significantly impact the County and County/City roadways and intersections in the area. We would like the opportunity to review the related environmental documents and traffic study upon its completion. The County's methodology shall be used when evaluating the County and/or County/City intersections. The study shall also address the cumulative impacts generated by this and nearby developments and include the level of service analysis for the affected intersections. If traffic signals or other mitigation measures are warranted at the affected intersections, the developer shall determine its proportionate share of traffic signal or other mitigation costs and submit this information to Public Works for review and approval. A copy of our Traffic Impact Analysis Report Guidelines is attached.

☒ Other: The proposed project is located adjacent to an existing residential development and may have an adverse effect on its existing roadways. The applicant should indicate the desired access route to this project from Elizabeth Lake Road. The project is also required to modify Elizabeth Lake Road at Ranch Club Road to provide safe turning movements onto and from Ranch Club Road. The main access route and a detailed striping plan at the intersection of Elizabeth Lake Road at Ranch Club Road must be prepared and submitted to our Traffic Design Section for review and approval prior to issuance of building permit.

If you have any questions regarding the review of the document, please contact Patrick Arakawa of our Traffic Studies Section at Extension 4867.

PA:cn  
T-4P:TLPWPAFILESFILES6TUPINER03127.wpd

cc: T. M. Alexander





COUNTY OF LOS ANGELES  
FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

DATE: July 18, 2003

TO: Department of Regional Planning  
Permits and Variances

SUBJECT: C.U.P. 02-311

LOCATION: 42505 Ranch Club Road, Lake Elizabeth

☐ The Fire Department has no additional requirements for this permit.

☒ The required fire flow for this development is 1250 gallons per minute for 2 hours. The water mains in the street, fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure.

☐ Install    Public and/or    On-site and/or    Upgrade/Verify 6" X 4" X 2 1/2" fire hydrants, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.

☒ Comments: Fire hydrant locations will be determined on approved access.

☒ Location: Fire hydrants when established will be set at approximately every 600'.

☒ Access: \* Off-site access leading to the R.V. Park shall be a minimum width of 20' all weather access.

\* On-site access shall be a minimum width of 30' posted with No Parking Fire Lane signs, to posted so as to be visible from a maximum distance of 75'.

\* Provide a minimum width of 34' of all weather access when parking will be allowed on one side of the street.

\* Provide a minimum width of 36' of all weather access when parking will be allowed on two sides of the street.

\* Indicate the location of the connection of the R.V. Park to an existing improved County maintained road.

\* The proposed bridge shall be designed to accomodate a maximum gross vehicular weight of 75,000 lbs., said bridge design shall be submitted to the Department of Public Works for approval prior to the installation.

\* All weater access shall be required for all vehicular access associated with the Park.

SEE PAGE TWO



- ☒ Special Requirements: \* Provide a unit count for maximum number of spaces you are proposing.  
\* Indicate the square footages of all proposed structures.  
\* Fuel Modification shall be required, contact 626-969-5205 for specifics.

\* Additional requirements may be pending, based on the information requested..

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office @ (323) 890-4243.

Inspector: *Janna Masi*

Co.CUP 6/02

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



**COUNTY OF LOS ANGELES  
DEPARTMENT OF HEALTH SERVICES  
Public Health**

THOMAS L. GARTHWAITE, M.D.  
DIRECTOR and CHIEF MEDICAL OFFICER

FRED LEAF  
CHIEF OPERATING OFFICER

JONATHAN E. FIELDING, M.D., M.P.H.  
Director of Public Health and Health Officer

**Environmental Health**  
ARTURO AGUIRRE, Director

Bureau of Environmental Protection  
Mountain & Rural/Water, Sewage & Subdivision Program  
5050 Commerce Drive, Baldwin Park, CA 91706-1423  
TEL (626)430-5380 • FAX (626)813-3016  
[www.lapublichealth.org/eh/progs/envirp.htm](http://www.lapublichealth.org/eh/progs/envirp.htm)

September 30, 2003

Christina Tran  
Impact Analysis Section  
Department of Regional Planning  
320 W. Temple St., Los Angeles, CA 90012

RE: CUP 02-311; 42502 Ranch Club Road, Lake Elizabeth

This Department has evaluated additional information submitted by the applicant. The data provided supports a finding that the proposed new on site sewage disposal system is capable of accommodating the wastewater disposal demand associated with this type of operation and related activities as proposed.

This approval encompasses condition No. 1 in the letter issued by this Department on April 17, 2003; all other conditions are to be complied with prior to construction as indicated. This conceptual approval merely pertains to the percolation test results, conducted for use of trench lines as means of private sewage disposal field. This approval is intended for Conditional Use Permit process, does not authorize any land development and is contingent upon the following conditions:

1. The proposed development does not compromise the investigation that provides a basis for this report.
2. Results of this investigation are incorporated into complete feasibility reports for the entire development and submitted for review and approval prior to the issuance of a building permit. The owner/applicant shall submit 2 sets of complete feasibility report, detailed plans and service request application to Environmental Health, Lancaster office to be stamped approved by the inspector assigned to this project.
3. At the time of construction, when public sanitary sewer connection is available within 200 feet of the property line, all waste water plumbing shall be extended and connected to the public sewer.
4. Private sewage disposal systems shall be in compliance with guidelines established by California Regional Water Quality Board and other pertinent regulations.



BOARD OF SUPERVISORS  
Gloria Molina  
First District  
Yvonne Brathwaite Burke  
Second District  
Zev Yaroslavsky  
Third District  
Don Knabe  
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Michael D. Antonovich  
Fifth District



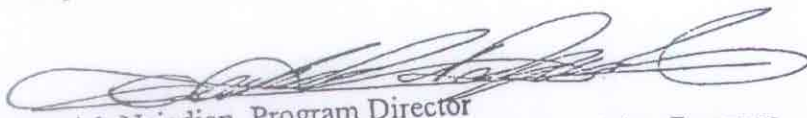


Christina Tran  
CUP 02-311  
September 30, 2003  
Page 2

5. Prior to issuance of a building permit, availability of an adequate sustainable supply of potable water from an approved source shall be demonstrated for the proposed development.

If there are any questions or you require further information, please contact me at 626-430-5380.

Respectfully,

A handwritten signature in dark ink, appearing to read 'Patrick Nejadian', with a stylized, looping flourish at the end.

Patrick Nejadian, Program Director  
Mountain & Rural / Water, Sewage & Subdivision Program